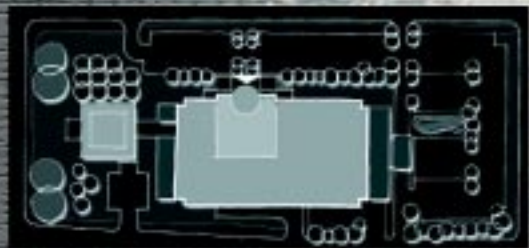
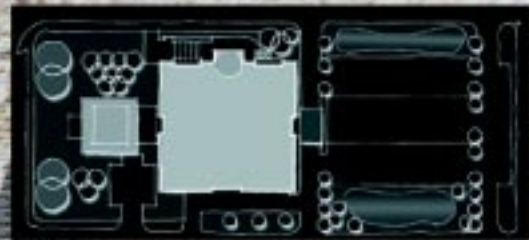




**SANTA ROSA COUNTY**  
**COURTHOUSE**



# **OPTIONS DEVELOPMENT**

## **STEP 5**

**AUGUST 24, 2000**





## INTRODUCTION

At the request of the Board of County Commissioners we have developed three of the five options to the next level. (Five Options presented June 26, 2000). This development was to incorporate comments from the formal presentation on August 02, and take advantage of the cost data compiled for the Options Comparison- identifying expensive components and minimizing them. The most significant difference in these schemes is the removal of parking from under the buildings due to cost and security problems. Acceptable parking can be provided on additional land to the south of the current site. The Commission at the last meeting identified this alternative as a feasible option.

### OPTION 1

The 3-story scheme faces Willing Street and the river. The development of this option has incorporated the following:

- Removed public parking from under the building for cost and security reasons. (Judges parking will still be under the building.)
- Added ramps and stairs to allow easy access to the front door from all directions.
- Retained the existing 1927 Courthouse for potential other uses.
- Developed atrium space within building to allow easy orientation when entering the lobby and to provide views out to the river.
- Identified an area of the site for a public park.

### OPTION 2

The 2-story scheme is a linear scheme with public areas facing the river. The 2 floors are of different sizes to help to reduce the scale of the building. The development of this option has incorporated the following:

- Removed public parking from under the building for cost and security reasons. (Judges parking will still be under the building.)
- Added ramps and stairs to allow easy access to the front door from all directions.
- Connected to the existing 1927 courthouse to be used for Jury Assembly and some other “public” functions.
- Relocated the main entrance from the connector to a point 1/3 along the public circulation, facing the river.
- Rearranged traffic circulation and parking to allow easy parking at the front door.

### OPTION 3

Deleted.

### OPTION 4

The 3 story scheme based on a linear plan has been the most difficult to modify. Reducing the multiple points of entry causes some circulation problems within the building. The site layout however is the most efficient of the 3 options. The development of this option has incorporated the following:

- Connected to the existing 1927 courthouse to be used for Jury Assembly and some other “public” functions.
- Relocated the main entrance to the connector.
- Rearranged traffic circulation and parking to allow easy parking at the front door.
- Moved sallyport to behind the building adjacent to service yard. Judges parking is located under the building.
- Reconfigured third floor space to improve building mass.

### OPTION 5

Deleted.

## ACTION

HOK/CK request that the Commission and User groups review and discuss these options and then select one scheme in order for HOK to complete the schematic design phase. The Commission and HOK must determine the schedule for completion of the design jointly.

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## SANTA ROSA COUNTY COURTHOUSE OPTION COST COMPARISON

6/26/00

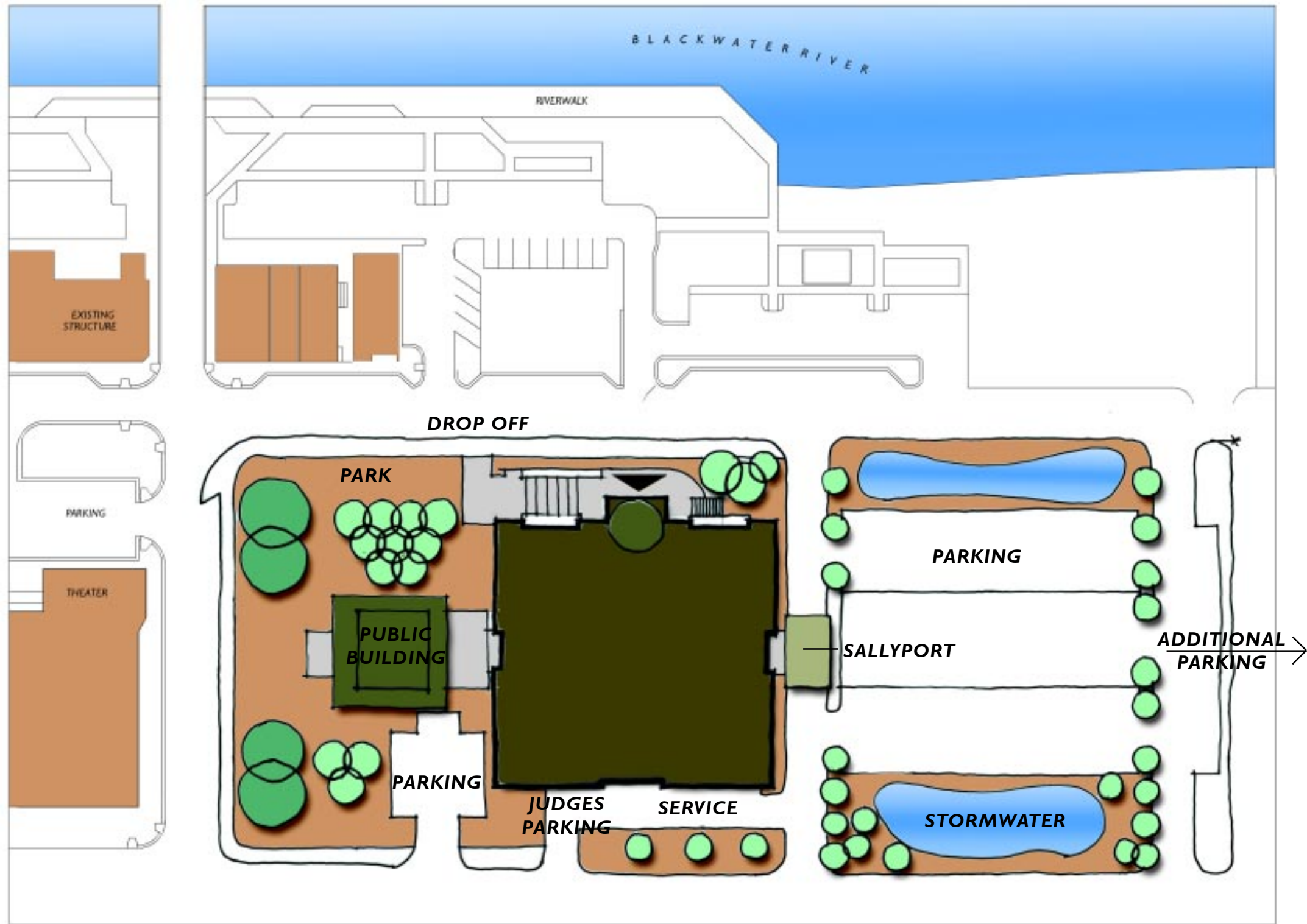
	OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5
<b>SITE</b>	290 Cars	270 Cars	270 Cars	290 Cars	360 Cars
Building Demolition/Hazmat Abatement	1,921,602	1,662,741	1,150,790	1,662,741	1,921,602
Site Improvements-Includes parking on grade & under Building	2,290,873	2,243,094	2,014,665	1,360,776	1,885,794
Elevated Connector for Prisoner Movement					1,177,602
<b>RENOVATION</b>	0SF	12,000SF	29,000SF	12,000SF	0SF
Complete including Selective Demolition		2,035,115	4,556,585	2,035,115	
COST/SQUARE FOOT		169.59	157.12	169.59	
<b>NEW CONSTRUCTION</b>	111,000SF	99,000SF	82,000SF	99,000SF	111,000SF
Complete including Systems & Finishes	17,718,617	16,793,678	14,493,353	16,416,872	16,225,884
COST/SQUARE FOOT	159.63	169.63	176.75	165.83	146.45
<b>FF&amp;E ALLOWANCE</b>					
Furniture, Fixtures & Equipment	1,176,298	1,199,689	1,257,352	1,210,839	1,173,951
<b>TOTAL</b>	<b>\$23,107,390</b>	<b>\$23,934,317</b>	<b>\$23,472,745</b>	<b>\$22,686,343</b>	<b>\$22,414,833</b>
<b>ADD-ONS</b>					
Construction Contingency (10%)	2,310,739	2,393,432	2,347,275	2,268,634	2,241,483
Escalation to June 2003 (10%)	2,541,813	2,632,775	2,582,002	2,495,498	2,465,632

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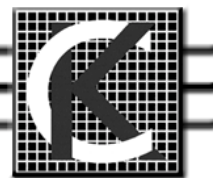




OPTION 1

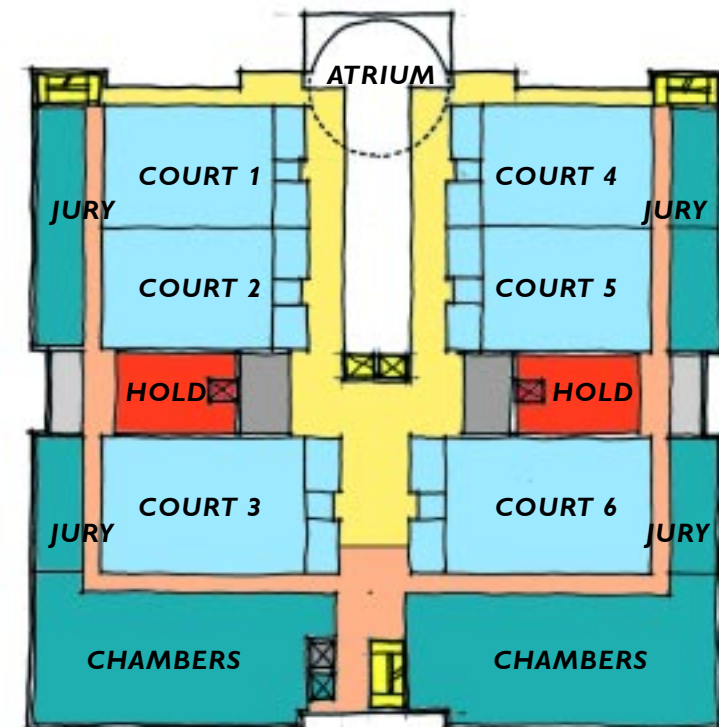
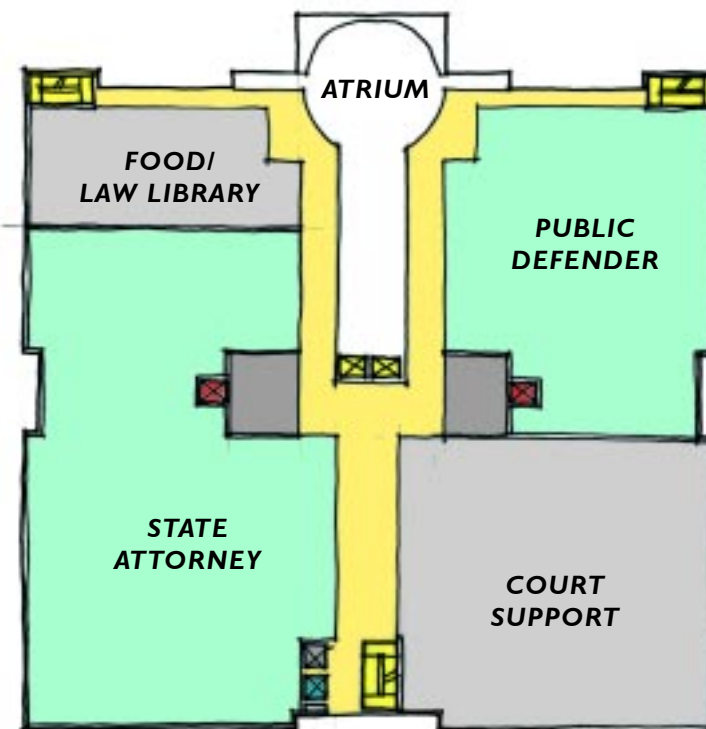
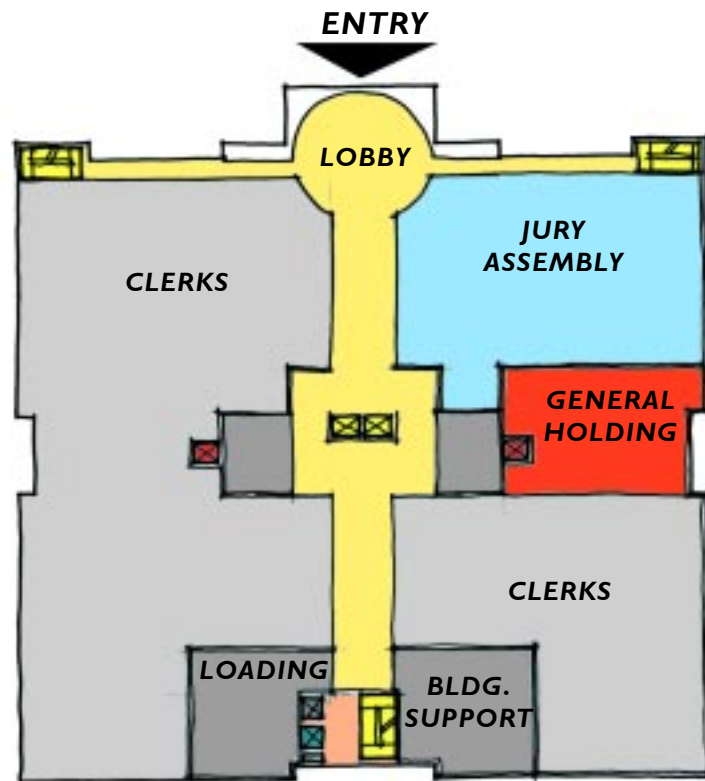


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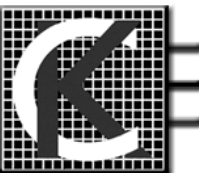




OPTION 1

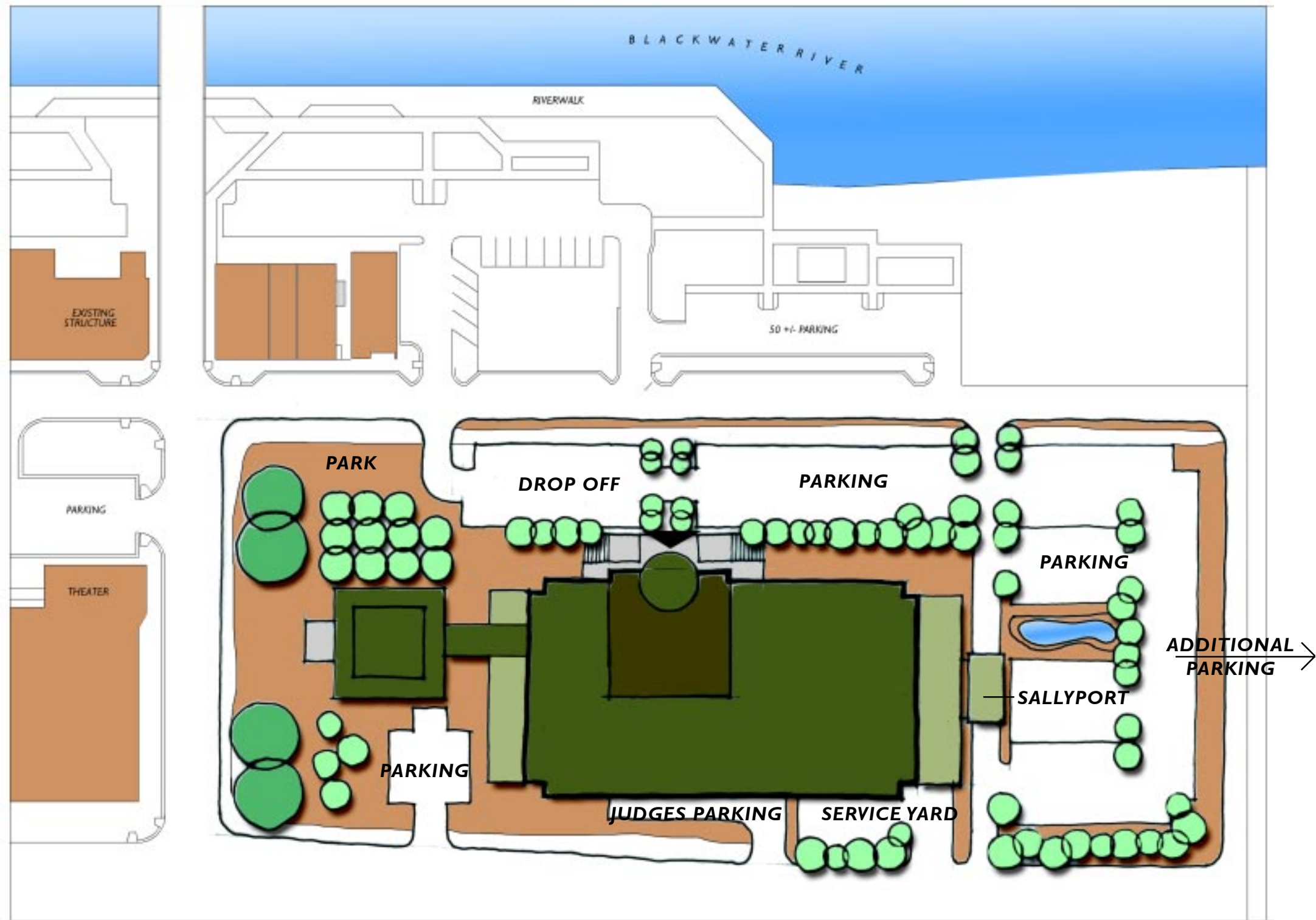
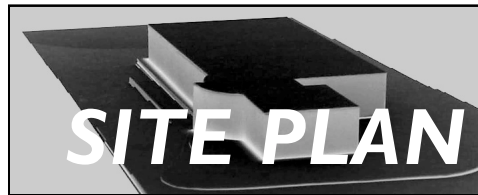


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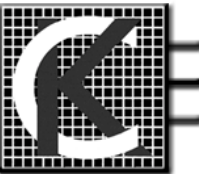




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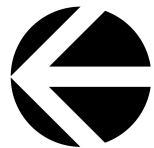


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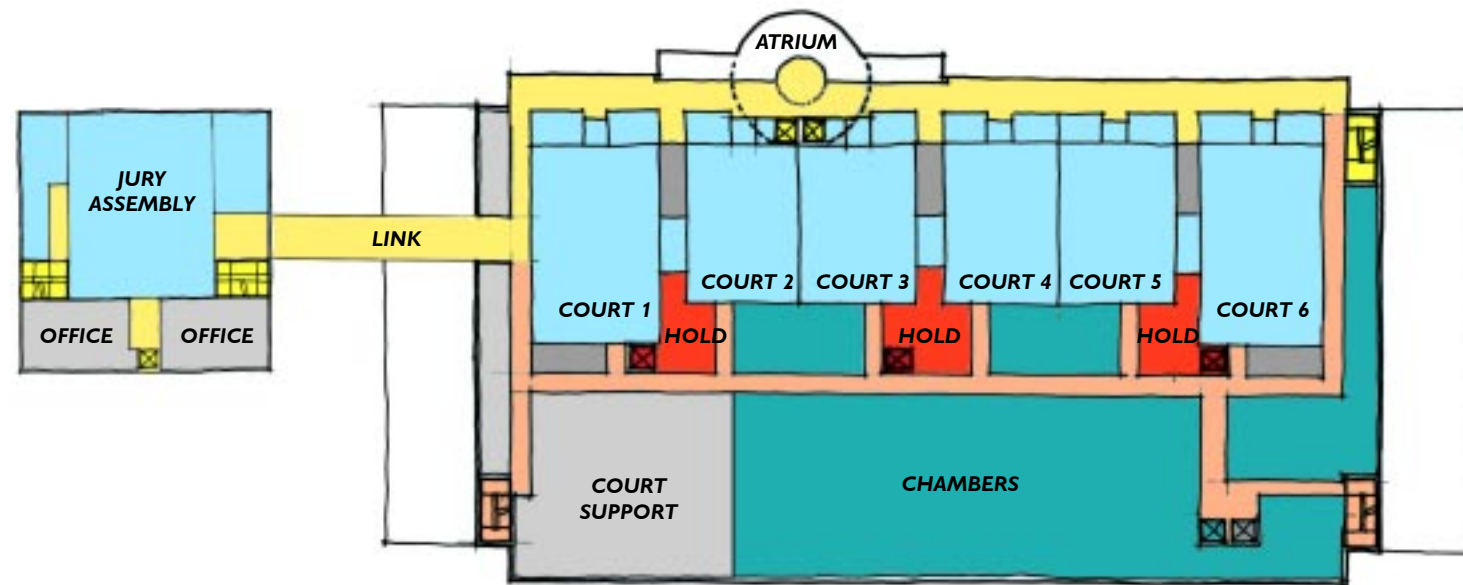
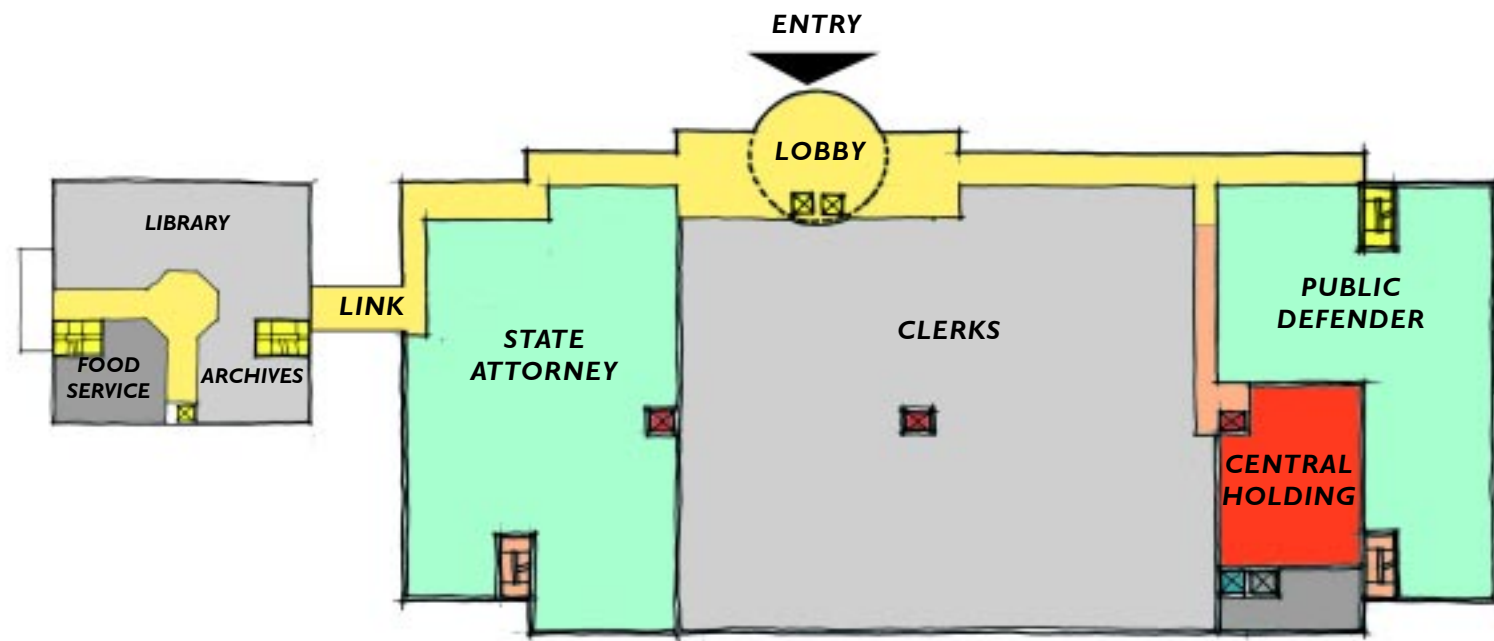
OPTION 2



LEVEL I



LEVEL II

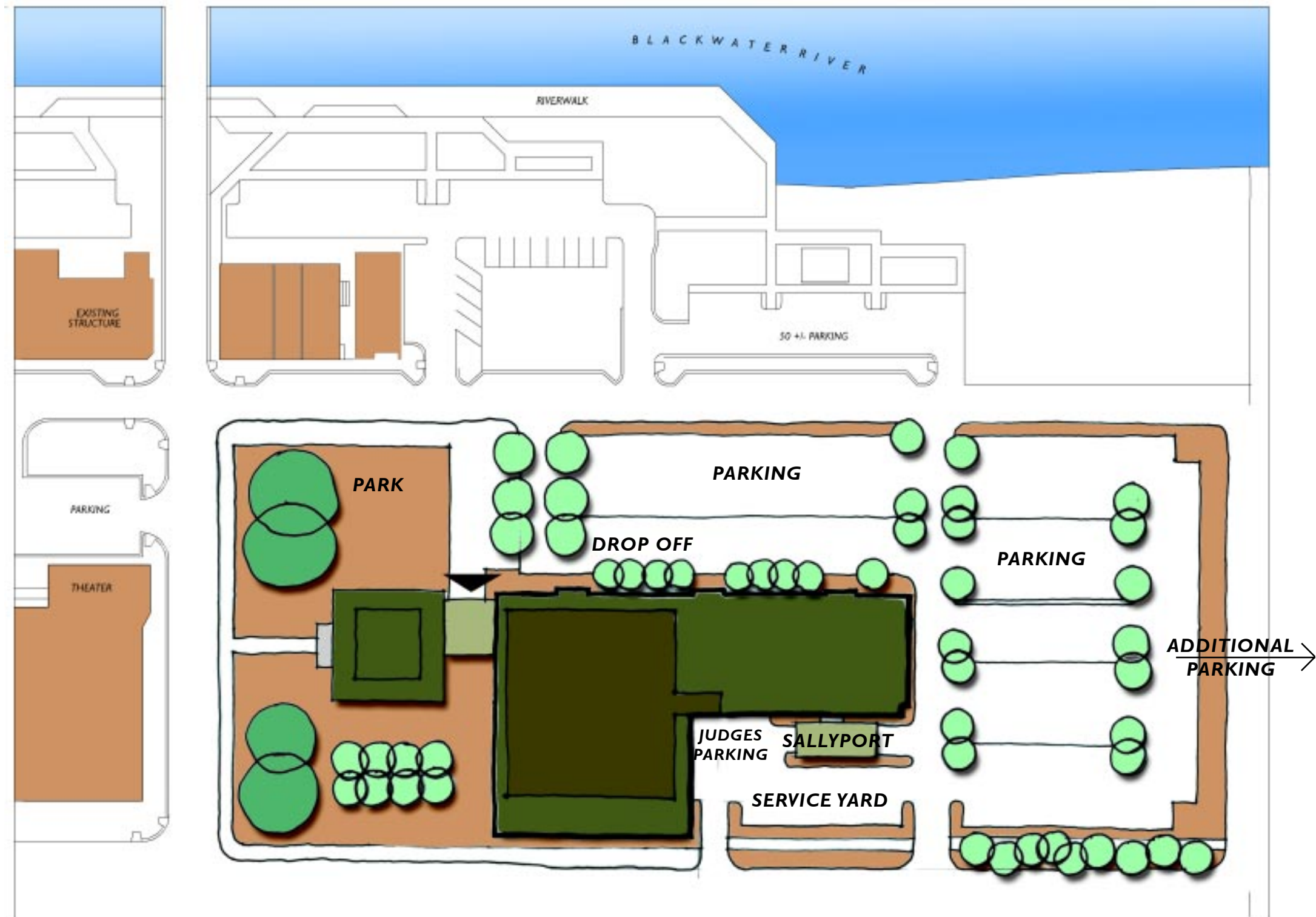
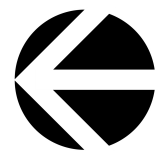


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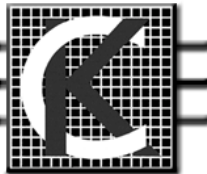




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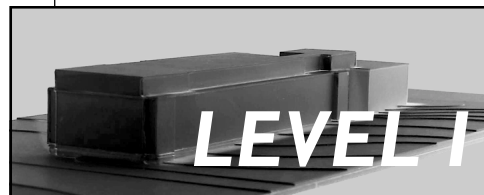


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OPTION 4



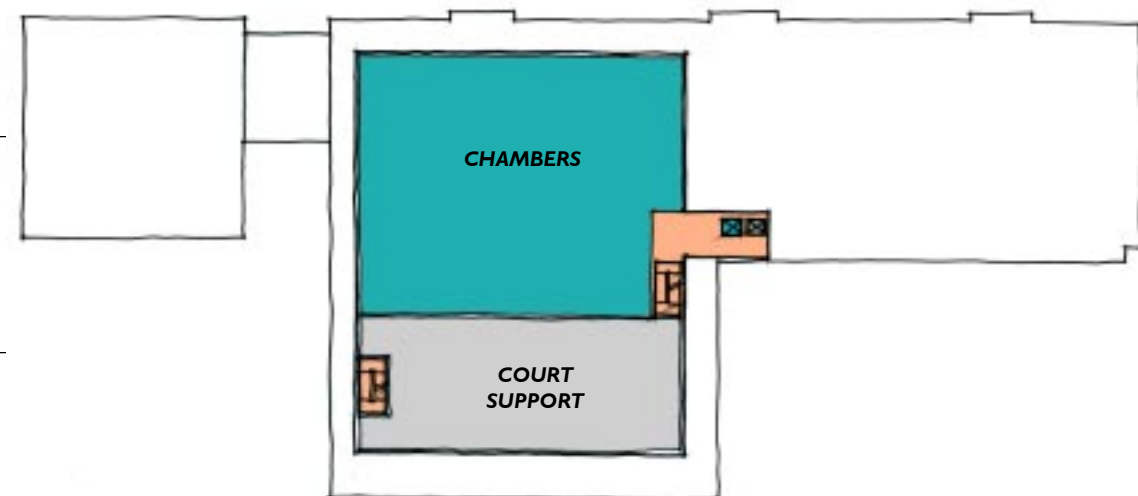
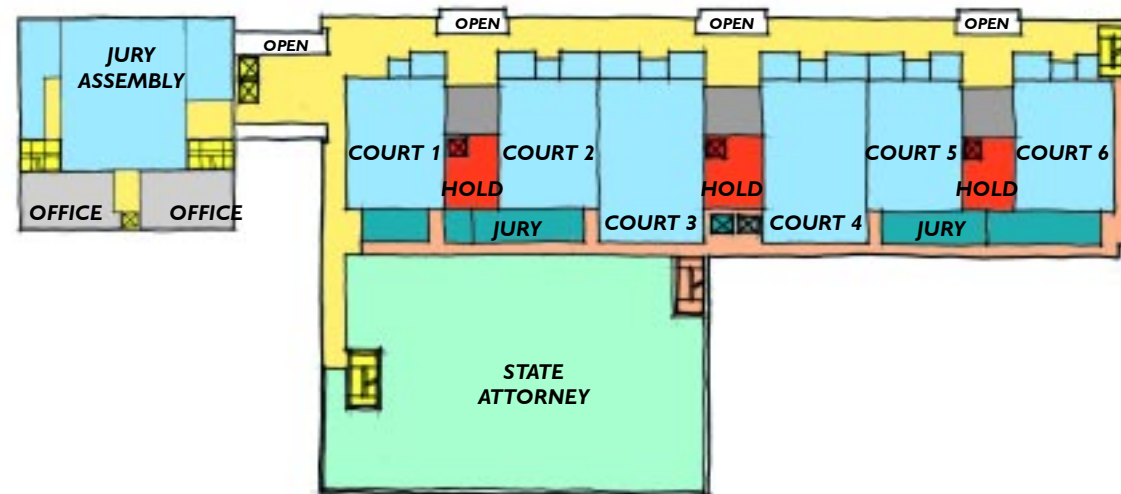
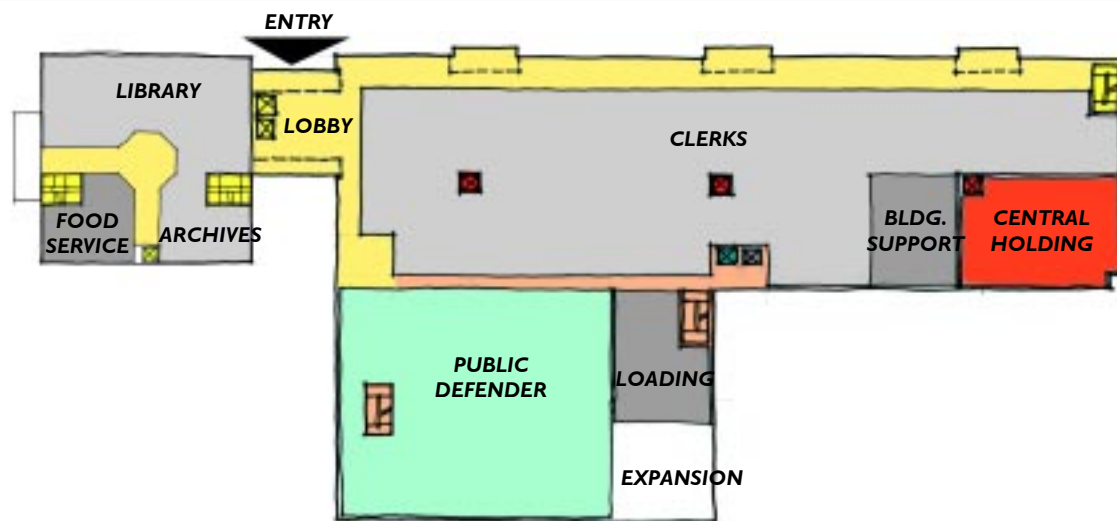
LEVEL I



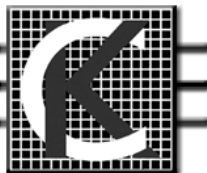
LEVEL II



LEVEL III

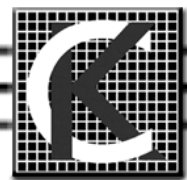


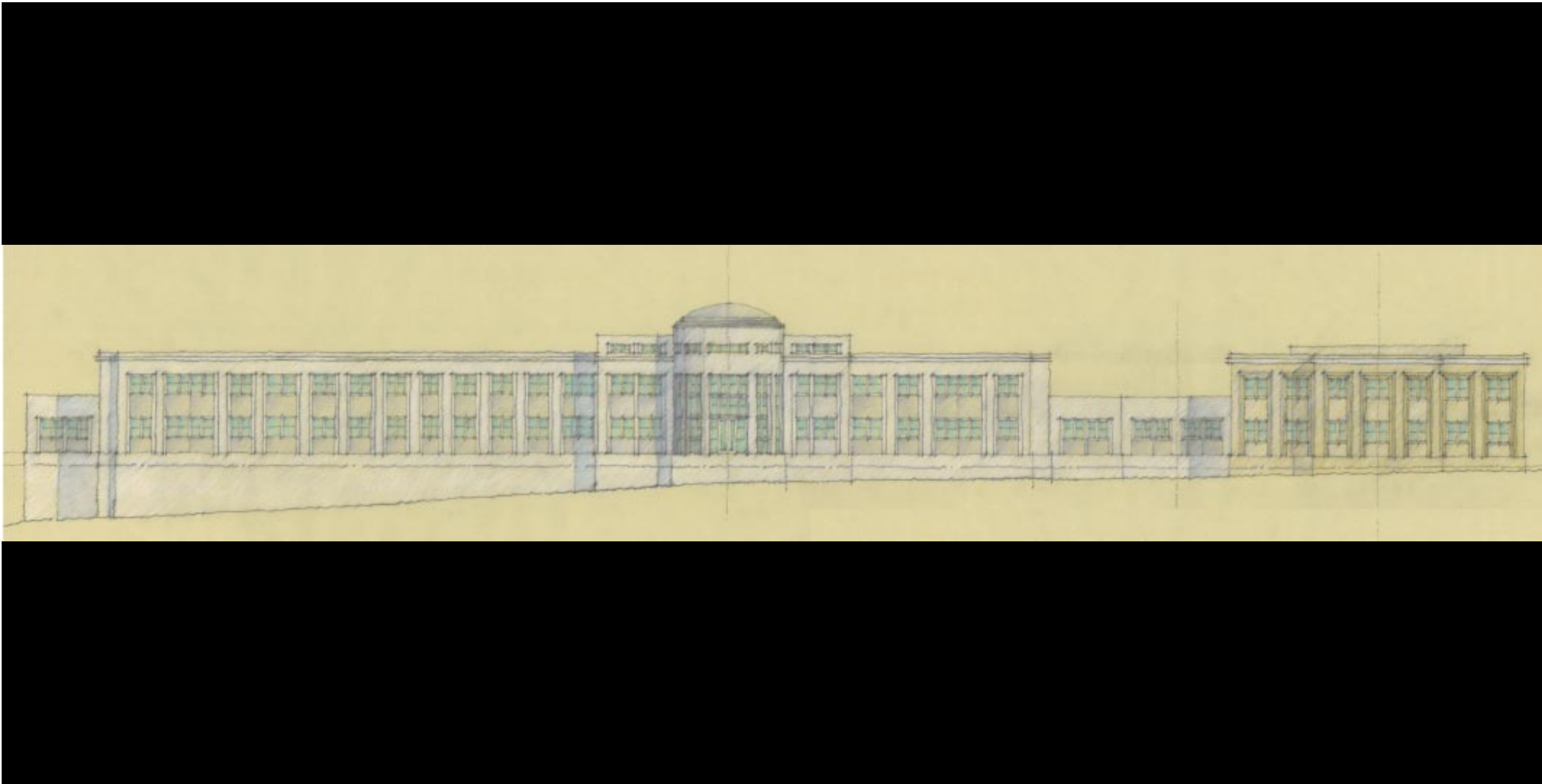
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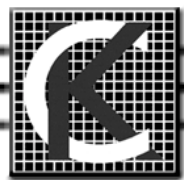


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